Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 1284299 DEEDQC
06/13/2025 12:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250613-0046158

Therese Roskin

TO:

Mary Therese Roskin, Trustee of the Mary Therese Roskin Revocable Trust dated January 14, 2014

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 11 day of June, 2025, by and between **Therese Roskin** ("Grantor"), and **Mary Therese Roskin, Trustee of the Mary Therese Roskin Revocable Trust dated January 14, 2014, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Building Site No. 252 on the Plan of Section Ten, Arden Place of record in Book 5210, Page 218, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

SUBJECT to The Plan, with Owner's Certificate, of record in Book 5210, Page 218, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description, the Declaration of Covenants, Conditions and Restrictions of record in Book 4754, Page 455, Book 4819, Page 564, Book 4916, Page 277, Book 5019, Page 942, Book 5091, Page 66, Book 5129, Page 120, Book 5163, Page 384, Book 5231, Page 375, Book 5351, Page 592, Book 5514, Page 636, Doc. No. 20070816-0098235, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

BEING the same property conveyed to Michael G. Roskin and spouse, Therese Roskin, by Warranty Deed from Julius P. Maxwell and spouse, Ruth C. Maxwell, dated June 5, 2009, and recorded on June 8, 2009, in Instrument No. 20090608-0052945, in the Register's Office for Davidson County, Tennessee. Michael G. Roskin passed away on May 2, 2023, leaving Therese Roskin as the surviving tenant by the entirety and sole owner of the concerned real estate.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is improved property, known as: **4400 Belmont Park Terrace #252, Nashville, TN 37215.**

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Therese Roskin
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Therese Roskin**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 11 day of June, 2025.

ALEXANDRA HULME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Notary Public
My Commission Expires: 5/8/28

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person or Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Mary Therese Roskin, Trustee 4400 Belmont Park Terrace #252 Nashville, TN 37215	Same/Owner	4400 Belmont Park Terrace #252 Nashville, TN 37215 131-07-0B-252.00

True Copy Certificate

I, Ariel Joaquin, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 11, 2025.

Ariel Joaquin 6/12/25

Affiant Signature Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of June, 2025.

Jennifer Wheeler

Notary's Signature

My Commission Expires: 1.28.26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026